

List of Comps (For Sale)

Comp. No.	Map No.	Address	Postcode	Beds	Baths	Notes	Built in Last 20 Years?	Size (sq ft)	Asking Price	Sold for	Expected	Value per sq ft	Letter On Map	Date Sold / On the Market
1	1	Lower Richmond Road	TW9 4HA	1	1	Allocated parking	Yes	494	£ 349,950		£ 330,000	£ 668		2016
2	2	North Road, Kew	TW9 4HQ	1	1	No parking, well presented	Yes	639	£ 385,000		£ 370,000	£ 579		2016
3	3	Garden Road	TW9 3HD	1	1	Gated development, allocated parking, large terrace	Yes	460	£ 429,950	£ 395,000		£ 858		2016
4	4	Windsor Road, Kew	TW9 2EJ	1	1	Purpose built flat, no parking	No	462	£ 399,950			£ 865		2016
Na	5	Pagoda Avenue	TW9 2HQ	1	1	No details, sold by Featherstone Leigh	No	Na		£ 418,500				2016
5	6	4, Station Point, Sandycombe Road	TW9 2EN	1	1	Under offer, waiting confirmation from the bank	Yes	520	£ 489,950	£ 430,000		£ 826		2016
5	6	7, Station Point, Sandycombe Road	TW9 2EN	1	1	Under offer	Yes	572	£ 539,950	£ 430,000		£ 751		2016
6	8	Niton Road	TW9 4LH	1	1	Private garden, share of freehold	No	644	£ 450,000		£ 430,000	£ 667		2016
5	6	3, Station Point, Sandycombe Road	TW9 2EN	1	1	Under offer, negotiating a car parking space	Yes	498	£ 469,950	£ 455,000		£ 913		2016
5	6	2, Station Point, Sandycombe Road	TW9 2EN	1	1	Reserved by Foxtons, can't get price	Yes	495	£ 469,950			£ 949		2016
7	11	Blake Mews	TW9 3GA	1	1	Newly converted, no parknig	No	484	£ 495,000	£ 480,000		£ 991		2016
Na	12	Flat 2, 63 The Avenue	TW9 2AH	1	1	No details, sold by Featherstone Leigh, Victorian conversion	No	Na		£ 482,000				2016
8	13	Flat 5, 373 Sandycombe Road	TW9 3PR	1	1	No parking, near kew station	No	543	£ 515,000	£ 500,000		£ 920		2016
9	14	6 Layton Place, Kew	TW9 3PP	1	1	Off-street parking, next to station	Yes	540	£ 525,000	£ 515,000		£ 953		2016
10	15	Stanmore Road, Richmond	TW9 2DE	2	1	Poor condition, needs modernisation	Yes	844	£ 499,950		£ 475,000	£ 562		2016
11	16	Garden Road	TW9 3HL	2	1	No parking, modern build	Yes	706	£ 475,000			£ 672		2016
12	17	Stanmore Gardens, Kew	TW9 2HN	2	1	Short lease, poor condition, needs modernisation	Yes	736	£ 535,000		£ 520,000	£ 706		2016
13	16	Garden Road	TW9 3HL	2	2	Ground floor, no terrace	Yes	955	£ 549,999		£ 530,000	£ 554		2016
14	19	5a North Avenue, Kew	TW9 3LZ	2	1	Needs modernisation, close to Kew station	No	744	£ 569,950	£ 560,000		£ 752		2016
15	19	7a North Avenue, Kew	TW9 3LZ	2	1	Private garden	No	751	£ 569,950	£ 560,000		£ 745		2016
16	21	Flat 1, Royal Parade, Kew	TW9 3QD	2	1	Newly refurbished, near the station	No	Na	£ 595,000	£ 580,000				2016
16	21	Flat 2, Royal Parade, Kew	TW9 3QD	2	2	Newly refurbished, near the station	No	Na	£ 595,000	£ 580,000				2016
17	23	Victoria Parade	TW9 3NB	2	1	Private garden, victorian conversion	No	667	£ 599,999		£ 585,000	£ 877		2016
18	24	256 Sandycombe Road	TW9 3LU	2	1	Spacious garden apartment	No	982	£ 635,000	£ 590,000		£ 600		2016
5	6	6, Station Point, Sandycombe Road	TW9 2EN	2	2	Reduced fom £774,950, had an offer at £560k	Yes	817	£ 599,950		£ 575,000	£ 703		2016
5	6	1, Station Point, Sandycombe Road	TW9 2EN	2	2	Price reduce from £795,950, no offers	Yes	861	£ 635,000		£ 635,000	£ 737		2016
19	27	15 Terrano House, Melliss Avenue	TW9 4BZ	2	2	Gym, pool, near the river thames,	Yes	1024	£ 659,950	£ 638,000		£ 623		2016
5	6	5, Station Point, Sandycombe Road	TW9 2EN	2	2	Reduced from £825,950, had an offer at £600k	Yes	890	£ 649,950		£ 625,000	£ 702		2016
20	29	Flat 1, 234 Kew Road	TW9 3JX	2	2	Refurbished, private garden, off street parking	No	688	£ 695,000	£ 675,000		£ 981		2016
5	6	8, Station Point, Sandycombe Road	TW9 2EN	2	2	Sold, included parking	Yes	854	£ 795,950	£ 760,000		£ 889		2016
21	30	Sandycombe Road, Kew	TW9 2EP	3	2	Freehold house, private garden	No	922	£ 699,950	£ 685,000		£ 742		2016
16	21	Flat 3, Royal Parade, Kew	TW9 3QD	3	2	Newly refurbished, same spec as shown in other flat	No	Na	£ 750,000	£ 650,000				2016
16	21	Flat 4, Royal Parade, Kew	TW9 3QD	3	2	Newly refurbished, located in Kew Bridge	No	1016	£ 770,000	£ 672,000		£ 661		2016
22	11	Blake Mews	TW9 3GA	3	2	Office space needs converting, potential for 3 bed	No	Na	£ 725,000	£ 725,000				2016
23	31	Sandycombe Road, Kew	TW9 2EP	3	3	Refurbished house, no parking	No	1031	£ 775,000		£ 770,000	£ 746		2016
24	11	Blake Mews	TW9 3GA	3	2	Modern refurbished near station, no parking	No	855	£ 850,000	£ 800,000		£ 935		2016

Red No particulars

Blue Same spec as particulars

Average £ psf

£ 771

Average Sale Price 1-bed flat

£ 407,027

Average Sale Price 2-bed flat

£ 585,188

Average Sale Price 3-bed flat

£ 717,000

Lowest value

£ 330,000

Highest value Unit

£ 800,000

1B Average £/sqft	£	828
2B Average £/sqft	£	722
3B Average 3/sqft	£	771